

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	7		
% of Funds Committed	100.00 %	98.49 %	1	96.45 %	100	100	
% of Funds Disbursed	91.78 %	91.12 %	4	87.93 %	56	59	
Leveraging Ratio for Rental Activities	3.92	4.24	6	4.73	49	44	
% of Completed Rental Disbursements to All Rental Commitments***	96.45 %	96.96 %	5	83.38 %	36	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	46.73 %	69.76 %	7	70.15 %	15	15	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.79 %	69.75 %	5	80.67 %	17	15	
% of 0-30% AMI Renters to All Renters***	24.16 %	32.84 %	4	45.30 %	19	15	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.60 %	97.68 %	6	95.32 %	18	17	
Overall Ranking:			In State:	6 / 7	Nationally:	32 27	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,865	\$25,221		\$26,635	149 Units	16.50 %	
Homebuyer Unit	\$3,952	\$12,188		\$14,938	755 Units	83.50 %	
Homeowner-Rehab Unit	\$0	\$11,721		\$20,675	0 Units	0.00 %	
TBRA Unit	\$0	\$3,442		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Independence MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

3.5 %

1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	83.0	88.9	0.0	0.0	Single/Non-Elderly:	30.4	45.6	0.0	0.0
Black/African American:	8.9	2.5	0.0	0.0	Elderly:	19.3	1.2	0.0	0.0
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	25.9	17.6	0.0	0.0
American Indian/Alaska Native:	0.7	0.1	0.0	0.0	Related/Two Parent:	16.3	26.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0	Other:	6.7	8.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.5	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.5	0.0	0.0					
Asian/Pacific Islander:	1.5	0.7	0.0	0.0					
ETHNICITY:									
Hispanic	5.9	6.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	45.2	42.2	0.0	0.0	Section 8:	5.2	0.1 [#]		
2 Persons:	29.6	21.2	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	12.6	16.7	0.0	0.0	Other:	11.1			
4 Persons:	6.7	10.9	0.0	0.0	No Assistance:	83.7			
5 Persons:	4.4	5.6	0.0	0.0					
6 Persons:	1.5	2.3	0.0	0.0					
7 Persons:	0.0	0.4	0.0	0.0					
8 or more Persons:	0.0	0.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				8

* The State average includes all local and the State PJs within that state

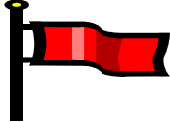
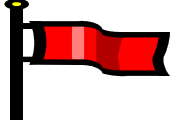

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Independence State: MO Group Rank: 32
 (Percentile)
 State Rank: 6 / 7 PJs Overall Rank: 27
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	96.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	46.73	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	90.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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